

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

21-53

ORLEANS

EAS.606

Town/City: Eastham

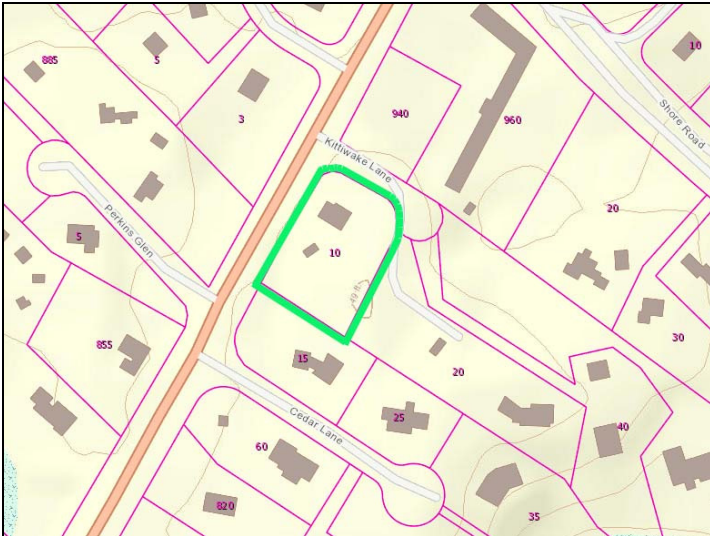
Place: (*neighborhood or village*): South Eastham

Photograph



View from northwest, State Highway.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: April 2013

Address: 10 Kittiwake Lane

Historic Name: Raymond N. & F. Adeline Knowles House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1928

Source: deeds, tax records

Style/Form: Bungalow

Architect/Builder: unknown

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures: none (demolished)

Major Alterations (*with dates*):

porch enclosed (date unknown); rear ell (1995); wood decks and balconies (dates unknown)

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: .74 acre

Setting: The subject property is located on the southeast corner of the intersection of State Highway (Rt. 6) and Kittiwake Lane. The surrounding land uses are single family residential.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

10 KITTIWAKE LANE

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

This one-story, wood frame dwelling has a modified Bungalow form in that the gable roof does not extend over the front porch as is typical. Rather the front porch, which extends nearly the full front of the building, has a separate hipped roof. The porch has been enclosed; entrance door and windows smaller than the original openings have altered the historic appearance of the porch. Another aspect of bungalows, front dormers, is present with the shed roofed dormer that has two sets of paired 6-over-1 double hung windows. There is also a rear two-bay shed dormer as well as a brick center chimney. All the windows in the main portion of the house are 6-over-1 sash,¹ with one set of three (left side). A one-story hipped roof ell off the rear left (southeast) corner of the house was a 1995 addition.¹ Rear wood decks and balconies were also added for which no building permit information was found.

Access to the property is provided via a circular drive off both the State Highway, south of the house, and Kittiwake Lane, east of the house, that wraps around through the rear yard. An early detached garage that was located north and east of the house was removed when the property was subdivided and Kittiwake Lane created (see subdivision plan below).² A wood privacy fence occupies a portion of the left side yard. There are numerous mature trees, both deciduous and coniferous.

HISTORICAL NARRATIVE

The house at 10 Kittiwake Lane was built c. 1928 on what was once part of the Edmund F. Knowles farm, which included twenty acres on both sides of State Highway. The son of Freeman and Polly Knowles, Edmund F. Knowles was a mariner and farmer who died early in 1889. His property was passed on to his son Edmund L. Knowles, who worked as a teamster in Fall River for much of his life. In 1898 he deeded his father's homestead to his son, Nelson Munroe Knowles, who the next month married Elizabeth A. Gill, a young widow and native of Lynn who was then living with her parents, Joel and Elizabeth Whittemore, in Eastham.³ It appears that Nelson and Elizabeth Knowles' son, Raymond Nelson Knowles (b. Nov. 1899), built the house at 10 Kittiwake Lane.

Nelson M. Knowles died in 1903 at the age of forty-four, and his widow Elizabeth, her mother Elizabeth Whittemore, and Elizabeth A. Knowles's children—sons Raymond and Charles and daughter Elizabeth A. Gill from her first marriage—lived in the family homestead on State Road (as State Highway was then sometimes designated). By 1918 Elizabeth Knowles married again and was Elizabeth A. Edwards; her son Raymond was still living with her and was working as a lineman for New England Telephone and Telegraph. In 1920 the two lived on State Highway; Elizabeth Edwards is shown as an asparagus farmer, and Raymond is shown as a single fisherman working out of Town Cove.

The 1926 tax records for Eastham show Raymond N. Knowles as owning no property. In June 1928 his mother and his brother Charles deeded him a lot roughly 120 by 150 feet square on the east side of State Highway from the family farm; it was on this lot that Knowles built what is now Kittiwake Lane.⁴ The 1930 census shows Raymond Knowles and his wife of four years, Florence Adeline, on State Highway; he was again working as a telephone lineman and is shown as owning a house valued at \$5000. Tax records for 1931 show him with a house valued at \$3000, a homestead lot of .33 acre, and 7.5 acres in other land in the town.

The 1940 census lists the couple and Knowles's mother, Elizabeth Edwards, consecutively. Some six acres of the family farm on the east side of State Highway passed to Raymond Knowles after the death of his mother, and in 1974 Raymond deeded that parcel with its buildings to himself and his wife. After the deaths of Raymond and then of his wife Florence, by January 1980, her conservator sold the property to David B. Willard and J. Grant Burke of the J. Grant Burke Trust. The J. Grant Burke Trust subdivided the Knowles property into four large lots in 1980.⁵ Between 1981 and 1995 the family of Edward and Doris Salzberg of Wayland owned 10 Kittiwake Lane; current owner Donald R. MacFaden has owned the property since 2001.⁶

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¹ Town of Eastham records, building permit dated June 26, 1995.

² Ibid., subdivision dated Jan. 10, 1980.

³ Edmund L. Knowles to Nelson M. Knowles, 28 February 1898, Barnstable County Registry of Deeds (BCD) 271:211.

⁴ Elizabeth A. Edwards and Charles H. Knowles to Raymond N. Knowles, 13 June 1928, BCD 456:136.

⁵ Town of Eastham records, lot subdivision approval by Planning Board dated Feb. 14, 1980 subject to covenants.

⁶ Raymond N. Knowles to Raymond N. and F. Adeline Knowles, 23 April 1974, BCD 2030:159; Charles N. Knowles, conservator, to David B. Willard and J. Grant Burke, trustees J. Grant Burke Trust, 25 January 1980, BCD 3049:216; Patricia J. Lambert, Orleans, to Donald R. MacFaden, Orleans, 5 June 2001, BCD 13984:4. See also "Plan of Land in Eastham Mass. as Surveyed for the Heirs of Nelson M. Knowles," December 1954, BCP 121:139, which shows the house on Parcel C and labels it Raymond N. Knowles, and "Plan Showing Subdivision of Land in Eastham, MA, Prepared for J. Grant Burke Trust," 10 January 1980, BCP 341:9.

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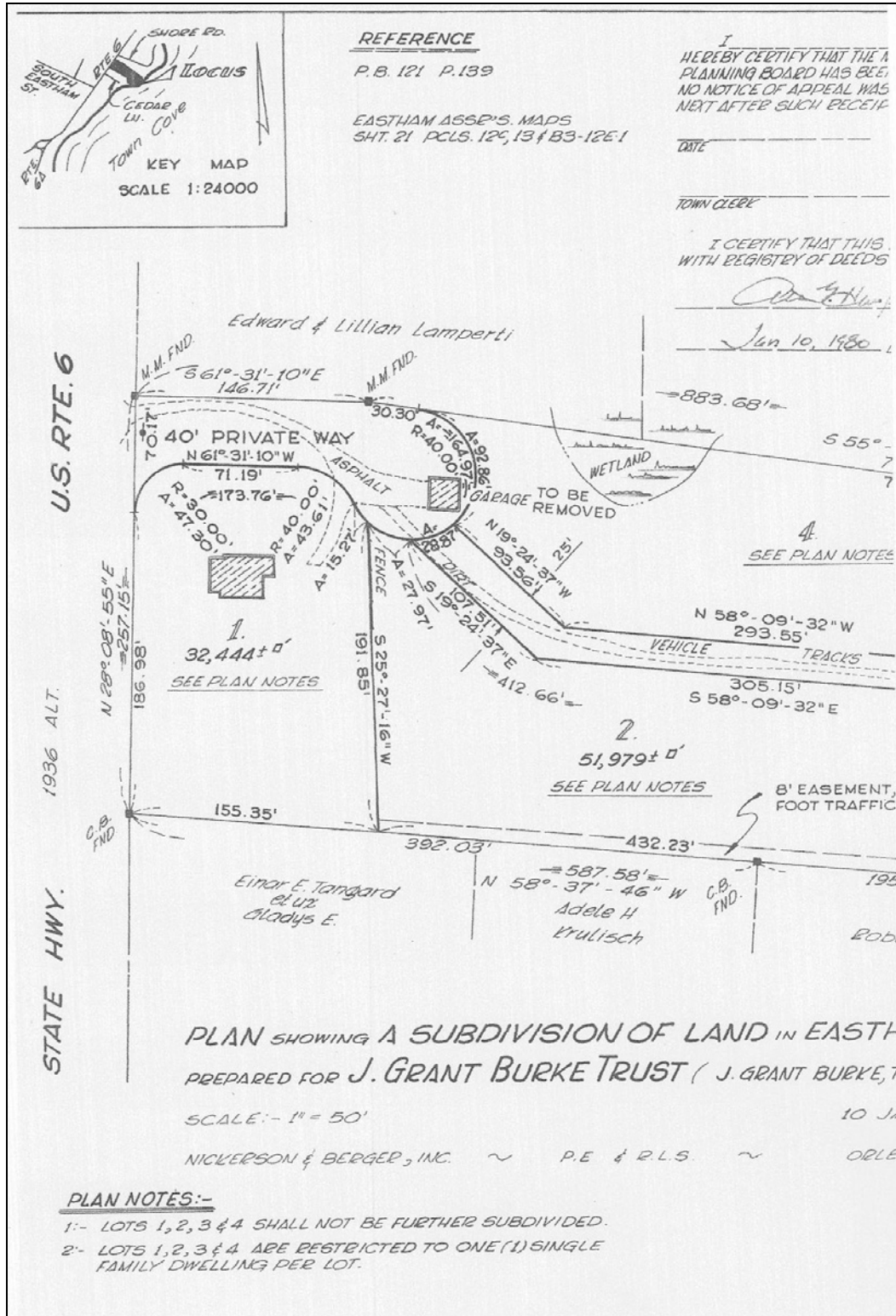
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SUPPLEMENTARY IMAGES



West half of subdivision 1980 plan resulting in current 10 Kittiwake Ln. lot (note "garage to be removed" and earlier footprint of house).

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)

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View from southwest, State Highway.



View from southeast, Kittiwake Lane.